

October 14, 2016

To: Town Council

From: Todd Dumais, Town Planner 

**SUBJECT: 1459 NEW BRITAIN AVENUE
SPECIAL DEVELOPMENT DISTRICT ADMINISTRATIVE
AMENDMENT (SDD #6-R1-16)**

I have received an administrative amendment request from Michael Palin (Ni Design) on behalf of the Total Wine for revisions to the approved Special Development District plan (SDD #6) more commonly referred to as Corbin's Corners Shopping Center. The request is for minor architectural modifications to the storefront façade, specifically for the inclusion of decorative mural panels and shopping cart corral.

Attached are a narrative and supporting plans which further explain the proposal.

The requested modifications fall within the approval powers contained in *Section 177-44C (9)* of the Code of Ordinances. This section allows the Town Planner to approve minor adjustments to limited plan elements of an SDD, in this instance, to *Section 177-44C (9)(d)* minor architectural changes. It is my opinion that the plan, as modified, is in accordance with the purpose of the original SDD approved by the Town Council.

The purpose of the memo is to notify the Town Council of my intention to approve the requested modifications. This notice of approval is given with the understanding that such action will not be effective until the day following the next regular meeting of the Town Council and that such notice of approval is given 10 days prior to such Council meeting. This matter would therefore appear as a regular agenda item on the Regular Town Council Meeting, *Tuesday, October 25, 2016*. It is understood that the Town Council may reject my approval decision and direct that the modifications requested be considered under the provisions of *Section 177-44C (9)* which would require a complete application for amendment and requisite public hearing.

C: Ronald Van Winkle, Town Manager
Patrick Alair, Corporation Counsel
Mark McGovern, Director of Community Services
Kimberly Boneham, Corporation Counsel
Subject SDD File

U: sd/TPZ/SDD/NewBritainAvenue_1459_SDD6_R1_16_Approval



TOWN OF WEST HARTFORD
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Date	Issued For
10.13.16	SDD ADMIN ISSUE
Sq. Ft.: 22,565	File: -

Total Wine
SPIRITS • BEER & MORE
Corbin's Corner Shopping Center
1459 New Britain Avenue
Suite 119 West Hartford, CT

Proposed Exterior Mural Modifications

Date	Issued For
10 . 13 . 16	SDD ADMIN ISSUE

Sq. Ft.: 22,565 File: -

Total Wine
SPIRITS • BEER & MORE
Corbin's Corner
Shopping Center
1459 New Britain Avenue
Suite 19 West Hartford, CT

Proposed
Exterior Mural
Modifications

Job #: 15199

TWM Store:
#1504

Pr1.2

STOREFRONT CONCEPT
1504 West Hartford - 05.13.2016



Total Wine & More 6 of 6

STOREFRONT CONCEPT
1504 West Hartford - 05.13.2016



Total Wine & More 3 of 6

STOREFRONT CONCEPT
1504 West Hartford - 05.13.2016



Total Wine & More 4 of 6

STOREFRONT CONCEPT
1504 West Hartford - 05.13.2016



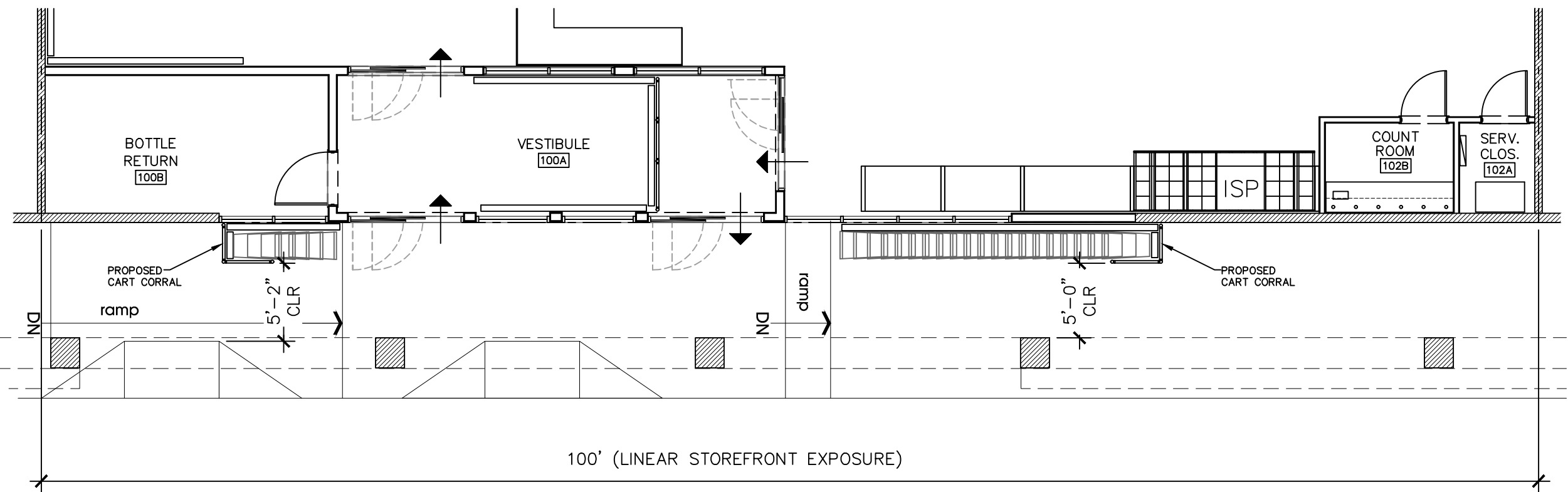
Total Wine & More 5 of 6



PHOTOS OF EXISTING CART CORRAL PRECEDENT (TRADER JOES & BEST BUY)
SCALE: N.T.S.



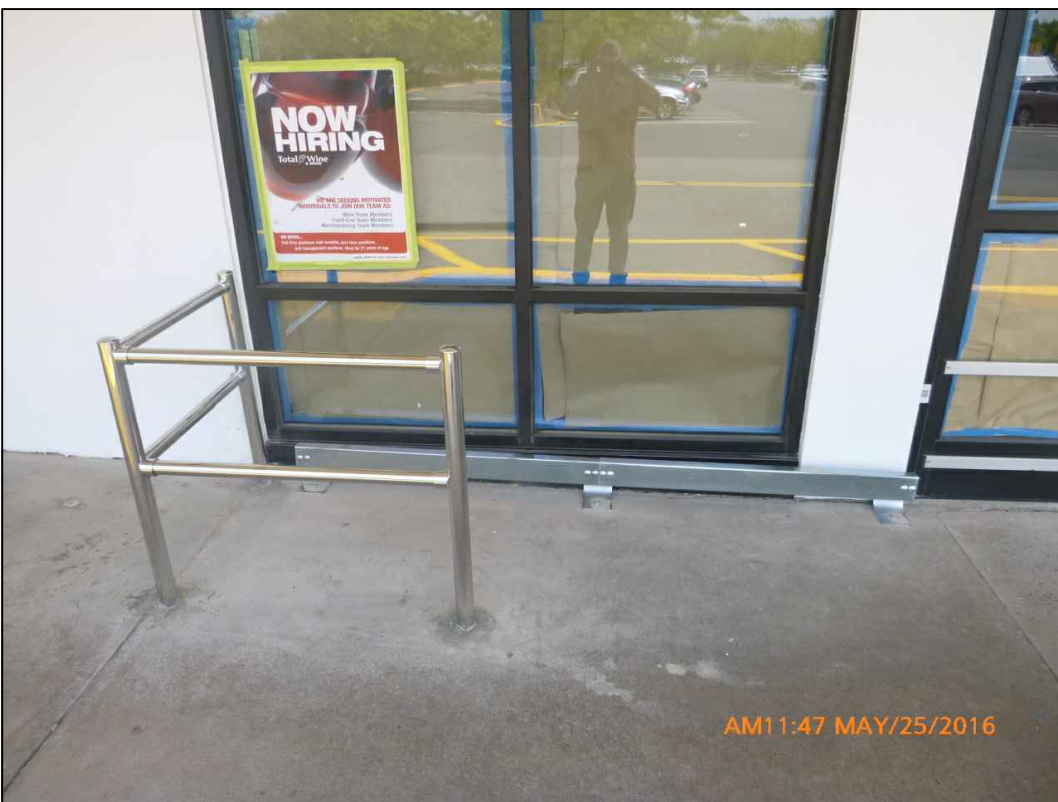
1a ELEVATION OF EXISTING STOREFRONT FACADE
SCALE: 1/8"=1'-0"



1b PARTIAL STOREFRONT PLAN WITH PROPOSED BUILDING CART CORRAL
SCALE: 1/8"=1'-0"



EXISTING STOREFRONT



CART CORRAL LEFT SIDE



CART CORRAL RIGHT SIDE

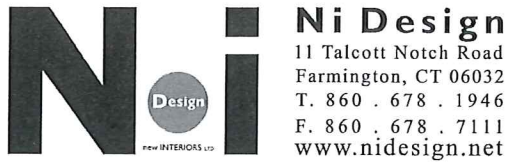
PHOTOS OF PROPOSED BUILDING CART CORRAL
SCALE: N.T.S.

Date	Issued For
10.13.16	SDD ADMIN ISSUE

Sq. Ft.: 22,565 File: -

Total Wine
SPIRITS · BEER & MORE
Corbin's Corner Shopping Center
1459 New Britain Avenue
Suite 19 West Hartford, CT

Proposed Cart Corral Store Entry



October 13, 2016

Mr. Todd Dumais
c/o Town of West Hartford
50 South Main Street
West Hartford, CT 06107-2485

Re: AMENDMENT TO SPECIAL DEVELOPMENT DISTRICT
Exterior Graphic Mural Panels & Cart Corral Accommodations both at entry.
Total Wine & More
1459 New Britain Avenue
Special Development District #6

Dear Mr. Dumais,

On behalf Total Wine & More, the Lessee of 1459 New Britain Avenue. I am writing to request an amendment to SDD#6 to allow said Lessee to install a series of decorative mural panels on the exterior wall of the storefront entrance. The consideration of this amendment also includes for a cart corral accommodations located under the canopy walkway which is adjacent to storefront entry and exit. These modifications are part of the overall tenant fit-up of an existing (mercantile) leased space in the Corbin's Corner shopping center owned by Regency Centers.

Attached you will find...

- Drawings Pr1.1 & Pr1.2 (Proposed Exterior Mural Modifications). These drawings illustrate the proposed graphic applied murals intended to elevate the aesthetic appeal to the present storefront design.
- Drawing Pr2.0 (Proposed Cart Corral Store Entry). These drawings illustrate the proposed pair of cart corrals that are designed to maintain an organized cart pick-up at store entry.

Additionally, checks for the \$500.00 SDD Administrative Amendment Fee, \$60.00 DEEP fee & \$20.00 Public Hearing Sign fee are included with this letter.

If you need any additional information, please do not hesitate to contact our office.

Sincerely,

Michael Palin
Ni Design

Cc: Ken Chance, Tenant/ Lessee
John Hricko, Regency Centers